



WEST DAYTON NEIGHBORHOODS VISION

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West Dayton Looking southeast across the neighborhoods of West Dayton

FOREWORD

by Dayton City Manager Shelley Dickstein

In the late 1990s, a new Dayton model of improving economic activity began to emerge focusing on the City’s assets and strengths founded on the following assumptions:

- Dayton should right-size itself to better respond to changing market dynamics and the forces of suburban sprawl;
- Dayton should target and focus its limited resources to nurture, strengthen and grow its economic assets;
- Dayton should leverage its unique characteristics of place-based beauty, attractiveness and urban lifestyle amenities to compete nationally in retaining and attracting a robust, talented and engaged residential base and talented workforce;
- Dayton should deploy and leverage finite resources to strategically catalyze growth in key economic activities such as: employment/jobs, commerce, business revenues, public and private capital investment, operational investment (people, workforce, social capital), and growing the tax base to support City services.

Over this same period, the City has collaborated with a wide variety of community partners and stakeholders to advance the place and asset-based development strategy in a variety of scales. Dayton’s approach of leveraging public investment with private resources has advanced economic activity and opportunity in key areas of the City. Key collaborations include:

- Genesis – Partnership between University of Dayton, Miami Valley Hospital, City of Dayton, CityWide Development Corporation, to improve the Fairgrounds Neighborhood and Brown-Warren Business District.
- Phoenix – Partnership between Good Samaritan Hospital, Dayton Public Schools, Dayton Metro Library, City of Dayton, CityWide Development Corporation, to improve four neighborhoods in Northwest Dayton.
- DaVinci – Partnership between Dayton Children’s Hospital, Salvation Army, Five Rivers Metro Parks, Vectren, the Greater Old North Dayton Business Association, St. Mary’s Development Corporation, the City of Dayton and CityWide to improve the McCook Field and Old North Dayton neighborhoods.

The process has been open-ended and organic and has allowed for previous efforts to grow and continue



In 2013, the leadership of the West Dayton Development Trust Fund Board and staff launched a planning process to update a corridor plan for the west side of Dayton. That initial start helped to catalyze a robust community engagement process to develop a vision that has grown over the years. The process has been open-ended and organic and has allowed for previous efforts to grow and continue while laying the groundwork for additional strategic visioning and development planning. When layered and aligned with previous and succeeding policy and planning efforts, it revealed a 15-year vision to catalyze, organize, reshape and reinvent West Dayton using Dayton’s place and asset-based framework.

During the summer of 2018, the Office of the City Manager reached out to Urban Design Associates (UDA) to engage them to help knit together existing plans/efforts and to identify connections and gaps with a focus on provid-

ing solutions that will be a catalyst for change. UDA was sought out for their reputation and experience in helping communities to strategically develop vision opportunities through an urban design and placemaking lens.

This vision document is the culmination of their work to help Dayton begin to implement comprehensive community development in Dayton. By identifying and visualizing critical corridors, gateways and development opportunities UDA has laid out an imaginative and inspiring place-based urban perspective and the path forward to achieve the 15-year vision for Greater West Dayton:

- Initial targeting and focus on the much-beloved historic and legacy corridors of Germantown and West Third Street
- Capitalizing and leveraging the good work in Wright-Dunbar, the Choice Planning efforts, strengthening of the Dayton VA Campus

- Targeting and focusing development opportunities at the Dayton Metro Library/Wright Airplane Factory site
- James H. McGee Center and the redevelopment of the Desoto Bass site
- West Town Shopping Center and its linkage with West Dayton neighborhoods and the Dayton VA Campus,
- Continued economic growth in the Greater Wright Dunbar area
- Visioning opportunities to both right size and connect West Dayton assets and neighborhoods through thoughtful green linkages

The Vision document will serve as a road map for continued work to improve and advance West Dayton neighborhoods.

INTRODUCTION

UDA worked with the City of Dayton and CityWide to organize and unite many different pieces of an emerging vision for West Dayton, and recommend strategic refinements where appropriate, into an overall unified urban design vision for the community.

SUMMARY

For those living in the West Dayton community and for the organizations involved in the revival of these neighborhoods, it is difficult to visualize all of the proposed ideas, plans and concepts that have been generated over the last 6 years for the area and how they fit together. The strategy for revitalization mirrors that of a place and asset-based investment strategy: build on assets, right size the city, focus on highest and best use, apply placemaking principles and prioritize nodes.

Applying Dayton’s place and asset-based investment approach to West Dayton visualizes the reunification and connectivity of West Dayton. Reunify both the northern and southern halves of West Dayton that were bisected by the construction of U.S. 35 (McLin Parkway). At the same time, strengthen the connection between the eastern half of West Dayton (in the vicinity of Greater Wright Dunbar) with the western half anchored by the Dayton VA Campus and several adjoining strong neighborhoods to lift the central neighborhoods of the community. Strategically, the Germantown Street and Third Street corridors will be the economic veins for reintroducing vibrancy and leveraging economic viability. U.S. 35 will complement and support

the strategy for the Third and Germantown corridors. Green corridors, such as Wolf Creek, and Wesleyan and Possum Creek MetroParks will be the social connective tissue and quality of life amenities for the neighborhoods. Those corridors run east-west, so the strengthening of important north-south connecting corridors like Broadway Street, Paul Laurence Dunbar Street, James H. McGee Boulevard, and Abbey/Dearborn Streets will be an essential component of the strategy to connect these neighborhoods to one another and with the rest of Dayton. In addition, the Gettysburg and Edwin C. Moses Corridors will strengthen connectivity on the western and eastern edges of West Dayton.

The Study Area Boundary

It is imperative that as much attention be given to the edges as to the interior of the boundary described here. The Miami Valley Trails, Wesleyan MetroPark, Westown Shopping Center, Dayton Veterans Affairs Medical Center (VA) campus, and the Madden Golf Course all have roles to play in shaping the edges.

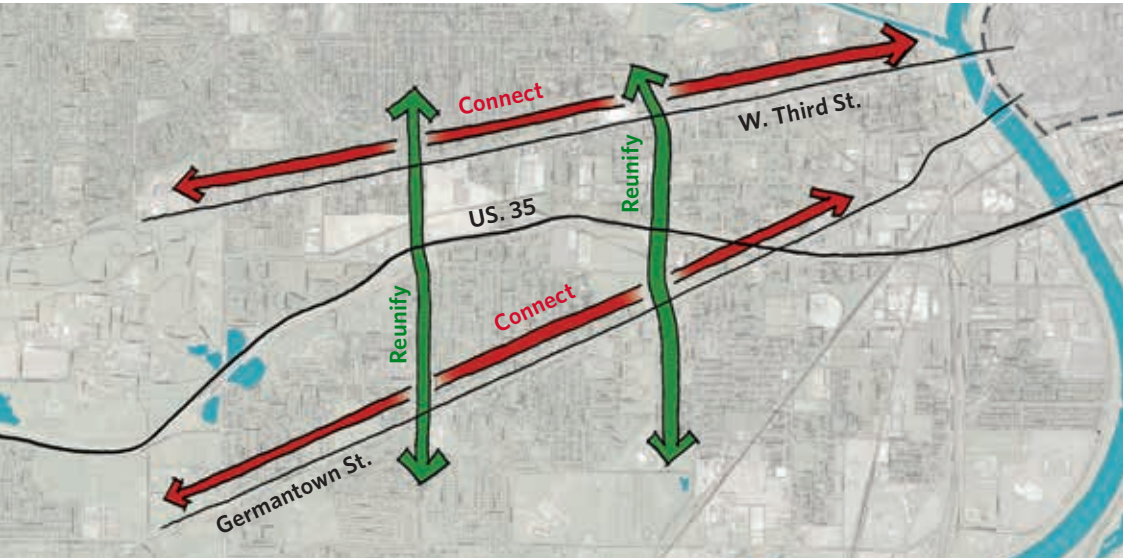
- Miami River to the East
- Wolf Creek to the North
- The City Limits to the West
- Nicholas Road to the South



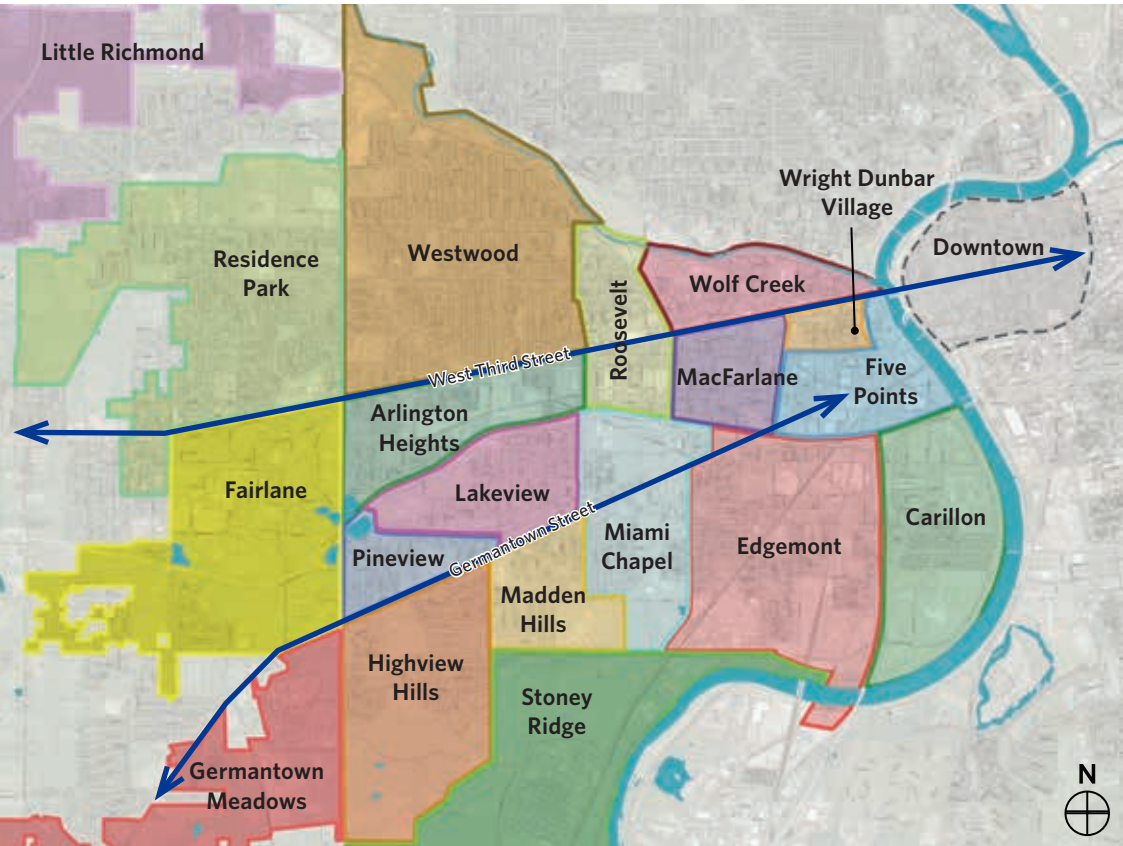
The importance of a well-connected, green, and vibrant neighborhoods is clear.

WEST DAYTON NEIGHBORHOODS

- Arlington Heights
- Carillon
- Edgemont
- Fairlane
- Five Points
- Germantown Meadows
- Highview Hills
- Lakeview
- Little Richmond
- MacFarlane
- Madden Hills
- Miami Chapel
- Pineview
- Residence Park
- Roosevelt
- Stoney Ridge
- Westwood
- Wolf Creek
- Wright Dunbar Village



Connecting east-west corridors, shown in red, with north-south streets is a primary goal for West Dayton



West Dayton is composed of 19 neighborhoods

West Dayton History

INTRODUCTION

Once a vibrant and thriving working-class community, with a rich residential and industrial history, West Dayton is composed of 19 neighborhoods west of the Great Miami River and south of the Wolf Creek. The West Dayton community in the last half of the 20th century was economically diverse, with strong (predominantly) African-American working and middle-class neighborhoods. It faced significant challenges such as having concentrations of poverty and a disadvantaged workforce; these challenges were exacerbated by the loss of labor-intensive, old school manufacturing.

HISTORY

A community with roots that can be traced back to before the Civil War, West Dayton initially experienced early growth with the construction of bridges that connected it with the downtown. In the early 1900s, as a result of the industrial boom that commenced with WWI and the Great Migration, some single-family housing had already been built. Many families who came north during or after the war found themselves initially settling into crowded communities with minimal infrastructure. Like many other Dayton neighborhoods, the houses that were built during this time were clustered around factories and employment centers.

During the post-World War II boom, West Dayton neighborhoods became the center for

African-American families unable to purchase housing in other parts of the city due to redlining practices up until the late 1960s. Despite these practices, at its peak, these neighborhoods were a gathering place and a nexus of the flourishing Dayton African-American community, including small businesses, small grocery stores, pharmacies, and many restaurants that attracted customers from all over the city. Other neighborhood and community amenities, such as barber shops, churches, funeral homes, and business districts, were created, expanded and blossomed during this time in Dayton’s history.

West Dayton was also well-known for its many recreation options, including Burkham Park, which once featured baseball diamonds with adult and youth baseball leagues representing teams from every corner of Dayton. In the summer, a thriving Mallory Park and a well-known soap-box derby competition on Germantown Street created a festive and energetic environment for families. Some of those sites and amenities are still in existence. Loss of population fueled by the combined sprawling out of the Dayton region and little real regional growth accelerated disinvestment, deterioration and decline throughout Dayton but was particularly pronounced in West Dayton.

With the decline of manufacturing in the United States, Dayton lost thousands of manufacturing jobs and businesses. The long term

impact is a higher percentage of families living below the poverty line, higher unemployment, a lower median income, and higher concentrations of subsidized and affordable housing in West Dayton than most of the rest of the city.

The renaissance we are seeing today in Downtown Dayton and some of our inner-ring neighborhoods is a result of decades of planning and long term investments. The purpose of this document is to integrate all the various planning efforts currently underway in West Dayton and set forward a path towards redevelopment.



W. Third Street today



Brooklyn Street today

Planning Process

COMMUNITY ENGAGEMENT

UDA applied a three-step approach to the planning process for West Dayton — listening, testing ideas, and deciding. This process prioritizes authentically listening to stakeholders and residents with multiple feedback loops and invites all partners to participate in the decision-making process. At each stage, we listen, repeat back, and invite input to be incorporated into the urban design and policy recommendations.

Phase 1: Kick-off & Understanding

- In-depth download from city and CityWide staff about planning work-to-date and presentations from key project teams
- Sharing of data, base-mapping, and diagramming from past work
- Tour of West Dayton neighborhoods
- Meetings with any key stakeholders or investors who were central to executing the vision

Phase 2: Building the Vision

- A 4-day vision workshop with city and CityWide staff as well as previously identified stakeholders was held September 18–21, 2018
- Consolidate plans for catalytic projects
- Develop illustrations of the vision
- Explore sequencing and prioritize projects for implementation
- Host open houses for the community to provide feedback and build support

Phase 3: Documenting the Vision

- Refine the vision, based on the direction from the workshop, and format the direction in this document
- Summarize the previous work, community engagement process, and catalytic housing and development strategies.

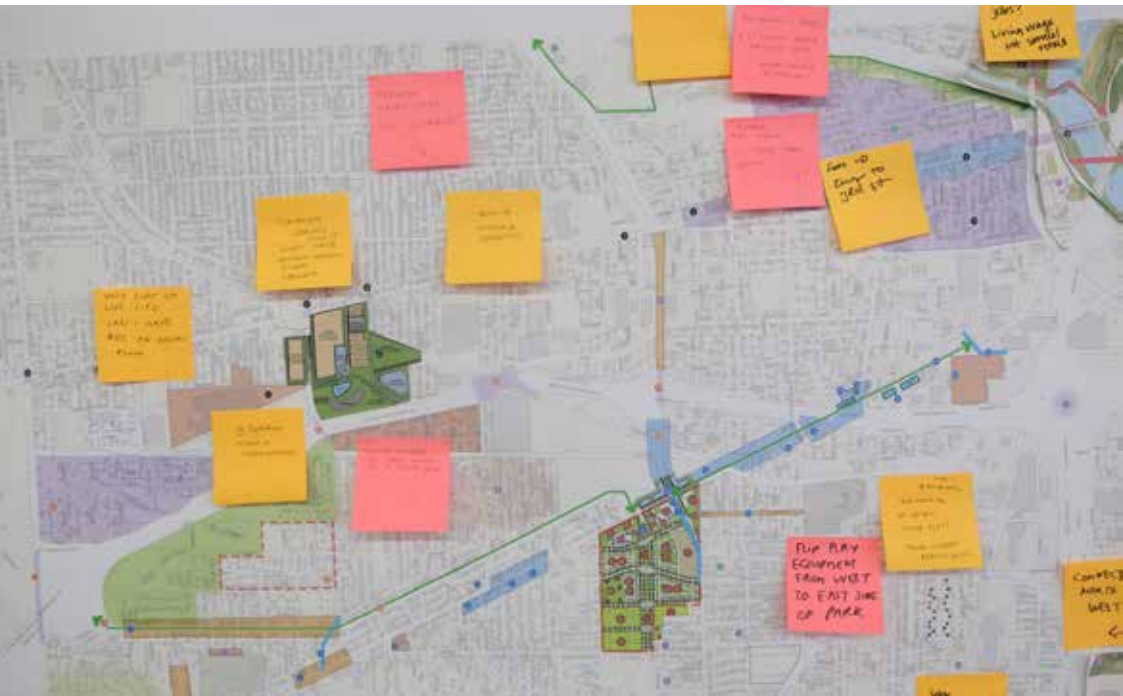
STAKEHOLDERS & PARTNERS

Part of the planning process was connecting stakeholders and leveraging potential partnerships. Several of the stakeholders and partners participated in the workshop, while others will need to be engaged during implementation.

- City of Dayton
- CityWide
- Greater Dayton Premier Management
- Montgomery County Land Bank
- Dayton Regional Transit Authority
- West Dayton Development Fund
- Miami Valley Trails
- Five Rivers MetroParks
- Dayton Metro Library
- National Aviation Heritage Area (NAHA)
- Skilken Gold (owner of Westown Shopping Center)
- Philanthropic Community

ASSEMBLING PREVIOUS PLANS

Key to the success of our planning effort was to first understand what work had already been completed or was underway in the area. Various stakeholders, community organizations, the city, and CityWide itself collected



Map of Initiatives Community members were invited to make suggestions during the vision workshop.

and briefed us on the efforts within West Dayton. We then translated this information into a single drawing so that it was clear how the plans could be strategically aligned, connected, linked and woven together in the greater context of the neighborhoods from an urban design and placemaking perspective. The drawing that resulted from this work is shown on the following page. These efforts can generally be included within one of the following categories.

- Residential Projects
- Infrastructure Projects
- Planning/Pre-Development Grants
- Strategic Demolition Projects
- Community Development Projects
- Economic Development Projects

MEETING DATES

- Phase 1: August 14–15, 2018
 - August 14: West Dayton Kick-off Meeting
 - August 15: Tour
- Phase 2: September 18–21, 2018
 - September 18: Vision Workshop Kick-off
 - September 19: Community Pin-Up
 - September 20: Preview of Phase 2 Presentation
 - September 21: Phase 2 Presentation



Open House Community members and UDA discuss the Carillon neighborhood



Open Space A resident and UDA discuss the open space in the West Dayton neighborhoods.



Final Workshop Presentation Community members and stakeholders participate in the final presentation.

Current Plans

WOLF CREEK & RIVERFRONT

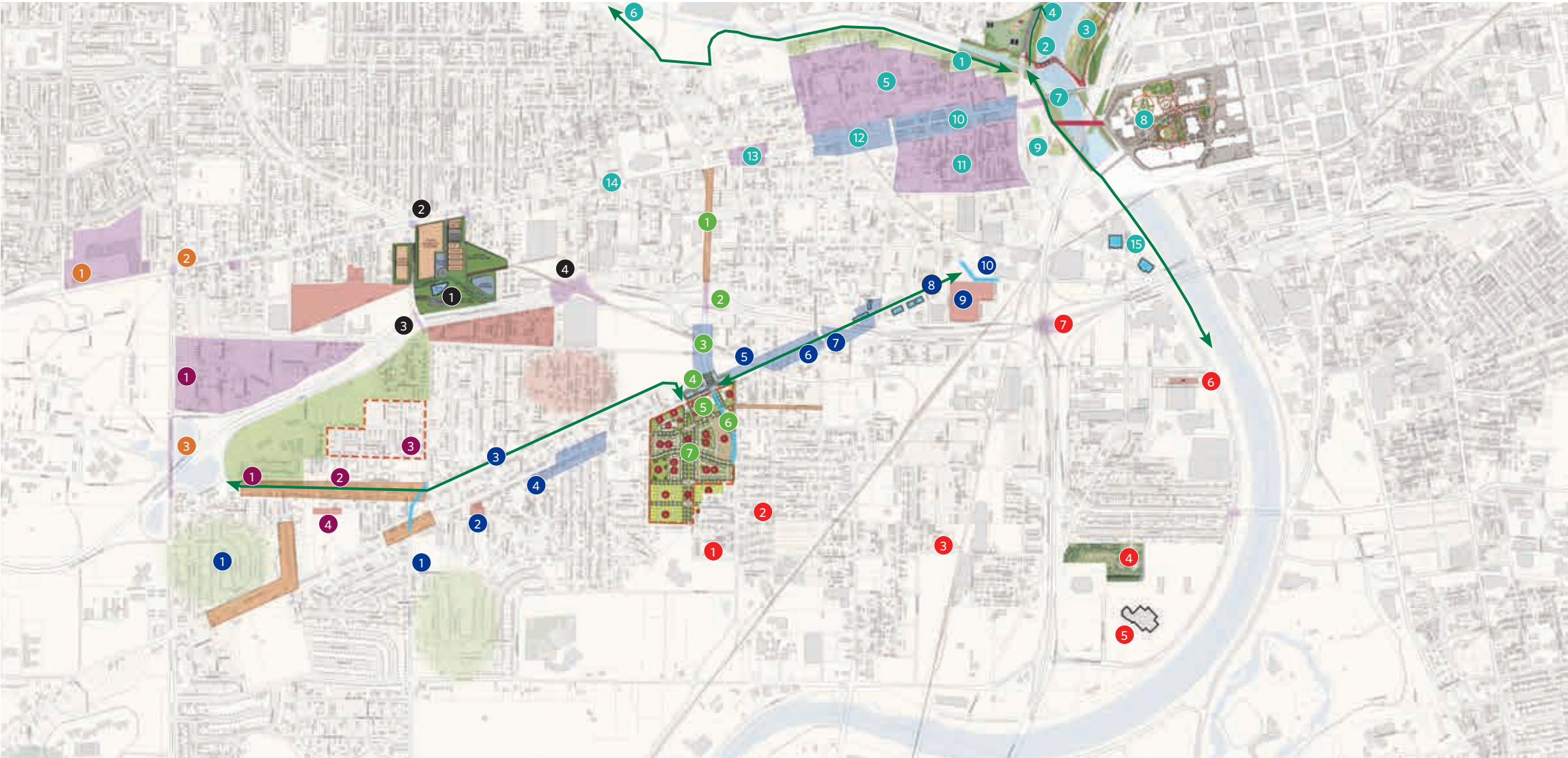
- 1 CREATE PARKS BY IMPROVING THE LEVY
- 2 POTENTIAL BRIDGE CONNECTION
- 3 SUNSET PARK
- 4 GREAT MIAMI RIVER TRAIL
- 5 WOLF CREEK NEIGHBORHOOD DEVELOPMENT PLAN
- 6 WESLEYAN METROPARK EXPANSION & TRAIL CONNECTION
- 7 WEST THIRD GATEWAY AT WRIGHT DUNBAR
- 8 SINCLAIR COMMUNITY COLLEGE DAYTON CAMPUS MASTER PLAN
- 9 PARK AND BASEBALL FIELD
- 10 BUSINESS DISTRICT ADAPTIVE REUSE OPPORTUNITIES
- 11 WRIGHT DUNBAR NEIGHBORHOOD PHASE 3
- 12 NEW MIXED-USE DEVELOPMENT OPPORTUNITIES
- 13 IMPROVEMENTS TO W. THIRD STREET AT MOUNT ENON
- 14 THIRD STREET HERITAGE CORRIDOR
- 15 EDWIN C. MOSES AT WASHINGTON STREET

GERMANTOWN STREET CORRIDOR

- 1 CREATE NEIGHBORHOOD IDENTITY SIGNS
- 2 RE-IMAGINE LIBRARY SITE
- 3 LAKEVIEW AVENUE BIKE LANE (LAKESIDE DR. TO GERMANTOWN STREET)
- 4 ACTION FUNDING - PRIORITY #4
- 5 ACTION FUNDING - PRIORITY #3 (LANDSCAPING & MURAL)
- 6 DAY-MONT BUILDING REVITALIZATION
- 7 ACTION FUNDING - PRIORITY #1 (BROADWAY & GERMANTOWN)
- 8 GERMANTOWN STREET BIKE LANE (EDWIN MOSES TO JAMES MCGEE)
- 9 POTENTIAL MARKET LOCATION
- 10 ALIGN WASHINGTON STREET WITH FITCH STREET

WESTOWN SHOPPING CENTER

- 1 WESTOWN SHOPPING CENTER REFRESH
- 2 GATEWAY AT THIRD STREET & GETTYSBURG AVENUE
- 3 GETTYSBURG IMPROVEMENTS



EDGEMONT & CARILLON

- 1 LIHTC RESYNDICATION
- 2 STRATEGIC ACQUISITIONS AND DEMOLITIONS
- 3 EDGEMONT COMMUNITY CENTER AND SOLAR GARDEN
- 4 DAYTON BIKE PARK
- 5 UD ARENA
- 6 POTENTIAL HOTEL
- 7 75/35 INTERCHANGE GATEWAY, LIGHTING OF OVERPASS

JAMES H. MCGEE TOWN CENTER

- 1 JAMES H. MCGEE STREETScape (FROM U.S. 35 TO THIRD STREET)
- 2 IMPROVEMENTS AT JAMES H. MCGEE (ABOVE/BELOW U.S. 35)
- 3 JAMES H. MCGEE STREETScape (FROM U.S. 35 TO GERMANTOWN STREET)
- 4 PLAZA & CROSSWALK (NORTH SIDE OF GERMANTOWN & MCGEE)
- 5 PLAZA & CROSSWALK (SOUTH SIDE OF GERMANTOWN & MCGEE)
- 6 CONNECT JAMES H. MCGEE TO DANNER STREET
- 7 NEW BOULEVARD AT NEW HOUSING AT DESOTO BASS

WRIGHT COMPANY FACTORY SITE

- 1 WEST BRANCH LIBRARY DEVELOPMENT
- 2 GATEWAY AT THIRD STREET & ABBEY AVENUE
- 3 IMPROVEMENTS AT ABBEY AVENUE/DEARBORN AVENUE
- 4 IMPROVE PEDESTRIAN/BICYCLE CONNECTIVITY AT ADELITE AVENUE

LAKESIDE/MCCABE PRESERVE

- 1 GATEWAY TO THE LAKE
- 2 TRANSFORMATION PLAN ACTIVITIES — PINEVIEW
- 3 HILLTOP HOMES CLOSURE
- 4 OPPORTUNITY FOR ENTRY ELEMENT

Common Themes



CONNECTIVITY AND REUNIFICATION

Reunification

One of the modern challenges with reinvigorating West Dayton is to create a strategy to reunify the community, its neighborhoods and businesses that were separated with the construction of U.S. 35. While U.S. 35 created the opportunity to make West Dayton more connected regionally and reduced overall time traveled for residents and business, the Parkway split the community in half.

Connectivity

Over the last 20 years, West Dayton lost density, residents, businesses and buildings along many of the traditional corridors which left significant gaps. The components of this plan strive to strengthen the connectivity with West Dayton neighborhoods. Overall, there is opportunity to strengthen the cultural, community and business connectivity of the eastern neighborhoods (Greater Wright-Dunbar, Wolf Creek, Five Points) and western neighborhoods (Pineview, Madden Hills, Residence Park and the Dayton VA Campus) through strong community and development planning.



CORRIDORS

West Third Street Heritage Corridor

This important connection, between Gettysburg Avenue and downtown, should have resources dedicated to it to distinguish it as a unique Dayton Heritage Corridor. Building on the synergy already underway in the Greater Wright Dunbar neighborhood, multiple sites including the Wright Company Factory site, and the Dayton VA Campus can function as the anchors that form the spine of this historic corridor.

Germantown Street Corridor

Similarly, this important connection, between West Dayton and downtown, is largely vacant. Building on the string of existing institutional uses already in place, the goal is to increase density, revive retail, and create a street that is pedestrian-focused and a destination for residents of the nearby neighborhoods.

U.S. 35 Corridor (McLin Parkway)

U.S. 35 was built in the 1980s and represents opportunities to support the strengthening of the historic Third Street and Germantown corridors with gateway connections along the parkway that help to improve the north/south connection.



OPEN SPACE

Rivers and Creeks

Dayton already has a robust trail system in place and the Great Miami River Trail is the jewel of this network. Improved access to the trail and enhanced public spaces along it should be considered. Wolf Creek is an underutilized asset and should be expanded and focused on improving the user experience.

While the Great Miami River separates West Dayton from the rest of the City, it is the jewel of a robust trail system. Improved access to the network and enhanced public spaces along it should be considered to not only allow access to the trail system, but also to start seeing the river as an opportunity rather than a segregator. The Wolf Creek is an underutilized asset and should be expanded to focus on improving the user experience.

MetroParks

While Possum Creek MetroPark and Wesleyan MetroParks are situated at the periphery of the West Dayton neighborhoods, they provide destinations for an integrated trail and parkway network. These parks, along with others like McCabe and Mallory Park, are amenities that make redevelopment economically viable.



PLACEMAKING

Improved Public Spaces

Placemaking principles shall be applied through the design of economic corridors, green corridors, as well as north-south connections. Streets, parks, and squares should be designed to be pedestrian friendly and to provide a gathering place for neighbors as well as a destination for others in the city. Historical sites, vacant lots, and underutilized buildings are an opportunity for activating new development to reflect a neighborhood that believes in creating a sense of place that conveys the continuing, evolving story of Dayton's West Side.

Place and Asset-Based Development Framework

THE STRATEGY

Bolstering density in specific areas, while reducing it in others is important to supporting a vibrant community, strengthening green space, and reducing blight. The pedestrian and bicycle experience will be equally critical to the vehicular experience as the neighborhoods develop in a compact, mixed-use, mixed-income, and walk-able manner. The goal is to harness expanding residential and commercial market forces and vibrancy near downtown and pull them deeper into West Dayton. Integrating historical sites, existing buildings and a mature trail network is essential to success. Finally, rejoining the neighborhood fabric to the north and south of U.S. 35 and expanding an open space network will be beneficial to the overall health of West Dayton.

Residential

Downtown Dayton has seen a rejuvenated residential housing market and some of this energy is beginning to spread into Wright Dunbar in a manner similar to other near-downtown neighborhoods. The Miami River historically has been seen as a divider, separating Dayton from West Dayton. However new and younger residents increasingly do not see this as a barrier. The second phase of West Dunbar Village, adaptive reuse of historic buildings along West Third Street and planning for more new residential development in Wolf Creek and Five Points prove this theory. As rent and

home-ownership prices rise in Downtown, Five Points and Wright Dunbar should be prioritized as the next logical neighborhood to capture and meet emerging demand. These inner-ring neighborhoods provide proximity and plentiful land opportunities.

Oversaturation of low-income housing in many West Dayton neighborhoods represents the other end of the housing market. There are approximately 1.78 times as many affordable units in West Dayton as in the rest of the City of Dayton and 8.2 times as many affordable units as in the entirety of Montgomery County.

The planned closure of Hilltop Homes and re-developing a mixed-income neighborhood in Miami Chapel where DeSoto Bass currently exists provides an opportunity to deconcentrate poverty. By broadening access to opportunity and improving the public realm to create desirable neighborhoods to live, work, and play, West Dayton can provide a continuum of residential options.

Commercial Vibrancy

Similar to the residential strategy, proximity to downtown and the influx of new residents to neighborhoods close to downtown is key to fueling a next phase of redevelopment. Targeted streetscape improvements along the West Third Street and Germantown Street corridors, as well as pairing improvements with a few critical sites, is the key to success. The plethora of vacant industrial sites provides an opportunity to re-imagine the sites as 21st



Century light industrial spaces. These spaces could become (for example) maker spaces, rather than returning to previous heavy industrial uses.

The major commercial hub in the western half of West Dayton is the Westtown Shopping Center, which is in need of rejuvenation. With the departure of its anchor tenant, the area has become a food desert. Attracting a new tenant here is important to the health of this commercial node as well as the vibrancy of the overall neighborhood. Additionally, Westtown is located across the street from the largest single employment center in West Dayton – the Veterans Administration.

Funding

West Dayton has had success with Transportation Alternatives Funding, Congestion Mitigation and Air Quality Grants, as well as the Surface Transportation Program. However, funding from both private and public sectors will be necessary. Given that not all these projects will be financially viable, this document has a few specific objectives with regards to initiatives and projects that will be of the greatest benefit to the neighborhoods.

- Prioritize the initiatives and projects
- Where applicable, delineate the roles of public and private sectors in the project and which entity should take the lead
- Pair these projects to specific sites

CRITICAL SITES IN WEST DAYTON

- Vacant lots in Wright Dunbar along West Third Street
- Wright Company Factory site
- Veterans Administration (VA)
- Westtown Shopping Center
- DeSoto Bass
- Hilltop Homes
- McCabe Park

15-YEAR VISION FOR WEST DAYTON

The opportunity for West Dayton is to revive historic corridors, reunify fragmented neighborhoods, and regrow the community by leveraging the network of robust assets and economic activities that anchor and frame the corridors

CONNECTING THE VISION — THROUGH AN URBAN DESIGN LENS

The foundational basis for this Visioning Plan is built upon the many visioning, development planning and community engagement efforts that have taken place since the 2013 launch of the West Dayton revitalization effort. The West Third Street Corridor, Germantown Street Corridor, and the open space network are the three major aspects of the Vision Plan. It became clear that initiatives, development plans, and projects of this plan could generally be organized into these three categories. Within these three categories, there are specific sites that are logical focus areas for each aspect. The reasons range from available land to opportunities to reconnect neighborhoods to areas that already exhibit both residential and commercial market activity.

West Third Street Corridor

Historically significant and a logical connection to downtown the Third Street Corridor is a critical economic artery of West Dayton. The following sites are potential focus areas:

- Wright Dunbar
- Wright Company Factory Site
- Westown Shopping Center and the VA

Germantown Street Corridor

The other major commercial corridor in West Dayton, this main street has the opportunity to become an asset for the neighborhood. The

following site was selected and is highlighted as a focus area.

- James H. McGee Town Center

Parkways, Trails, and Parks

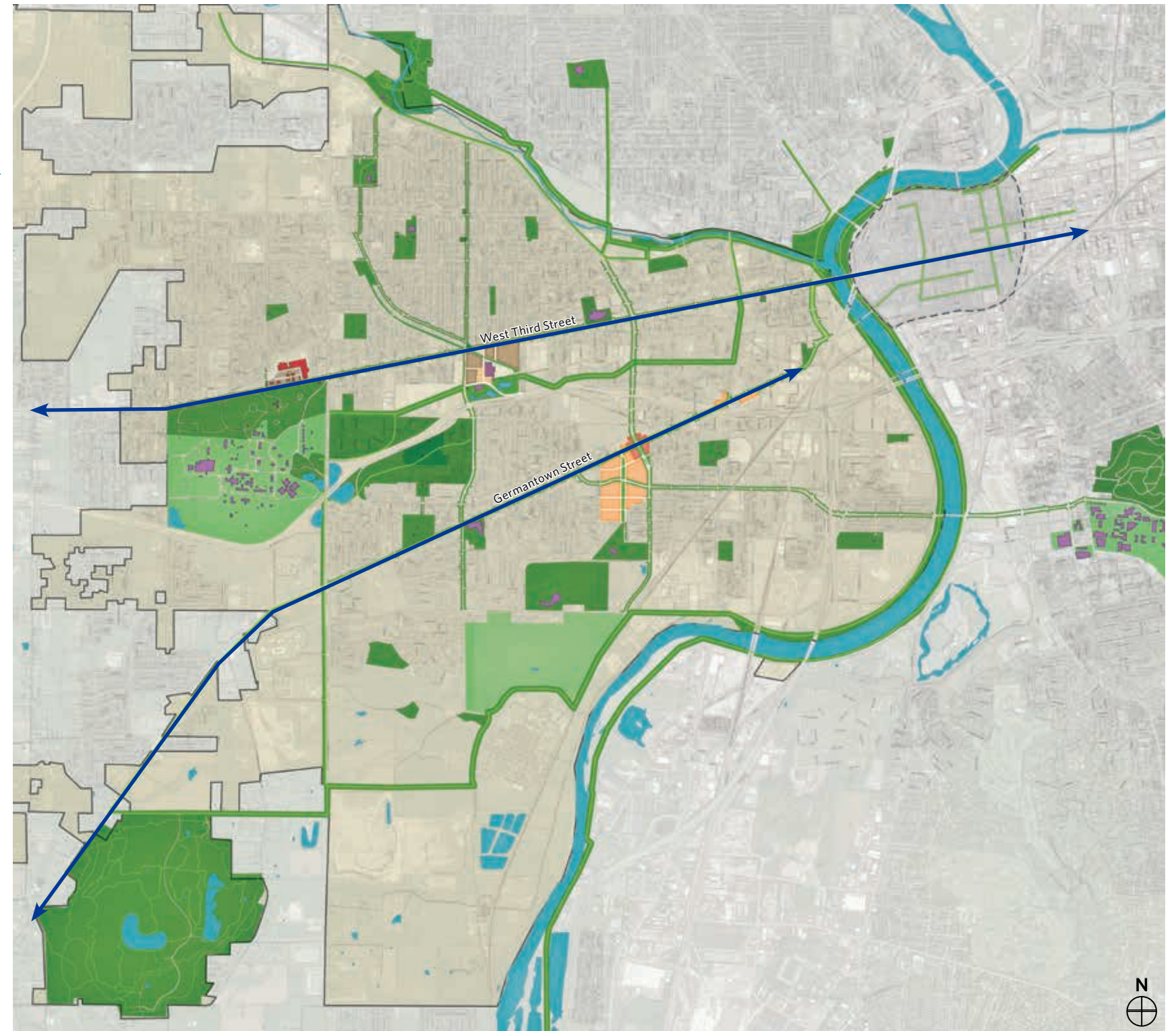
These elements comprise the open space network in Dayton. While there are many parts of West Dayton that would benefit from increased density, there are also a few select areas that can become natural amenities and connectors of other open spaces. A pre-preserve network, comprised of passive natural landscapes, is an appropriate solution at the following location and presents an opportunity to create a rightsizing model that could be adapted across the entire city.

- Lakeside/McCabe Preserve

IMPLEMENTATION

Equally critical to the plans for the three areas is the strategy for implementation. The implementation section of this document parallels the Vision plan aspects. After translating all the projects, initiatives, and developments planned for West Dayton into a single plan, this section refocuses on the sequencing necessary to achieve the desired result. Every project is either categorized as a public initiative or an initiative to be implemented by another entity, typically private. Every project is described in the following manner.

- Lead Agency
- Time Frame
- Funding Source



WEST THIRD STREET CORRIDOR

West Third Street was once a vibrant main street, the cultural center of West Dayton with ties to Dayton’s civil rights movement. Today, it is a tale of two streets, one plagued with vacancy and disinvestment, the other with opportunity for reshaping Dayton’s 21st Century West Dayton

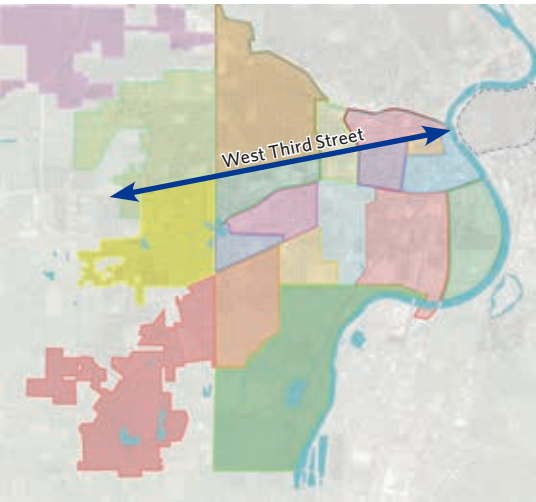
INTRODUCTION

Historically, West Third Street functioned physically, symbolically and culturally as the major east-west corridor through West Dayton. For most of the 20th century, West Third Street was a dense commercial corridor with urban residential neighborhoods on either side — it functioned as the Main Street for much of West Dayton.

As manufacturing jobs and residents disappeared over the last several decades and faster routes were created into Downtown, vacan-

cy and abandonment occurred along some stretches of West Third Street.

While dramatically less active today than its time in the 20th century, West Third Street is symbolically a representation of West Dayton community history. It is a tribute to the memory and legacy of the late Dr. Martin Luther King and has significant promise and opportunity as a legacy heritage corridor anchored by Wright Dunbar at the east end and the historic VA and the Wright Brothers Factory at the west end.



Key plan



West Dayton Plans and Projects Many projects, shown above, have been planned along West Third Street previous to UDA involvement. There has been successful revitalization efforts along West Third Street in the Wright Dunbar neighborhood that continue to spread. Various streetscape improvements and the creation of neighborhood gateways have been proposed to help unify West Third Street and bring back a partially forgotten sense of place.



South Williams Street



Westtown Shopping Center



West Third Street at Westtown Shopping Center



Wright Dunbar Neighborhood



Wright Company Factory



West Third Street at S Williams Street

The re-imagining of West Third Street and the new revitalization of Wright Dunbar in the early 2000’s demonstrates that efforts to transform the corridor can result in significant reinvestment and growth.

Today, signs of the viability of the corridor exist — the Westtown shopping center, Wright Dunbar, and the Dayton VA. There is an opportunity to reshape the former Wright Factory site into a new Center of Innovation with the West Dayton Metro Library branch and NAHA museum

Challenges

- Disinvestment and vacancy
- Lack of connection and cohesive strategy between centers of activity
- Narrative on the historic significance of the corridor is not evident

Prominent Features

- Wright Dunbar
- Wright Company Factory
- Westtown Shopping Center and the VA

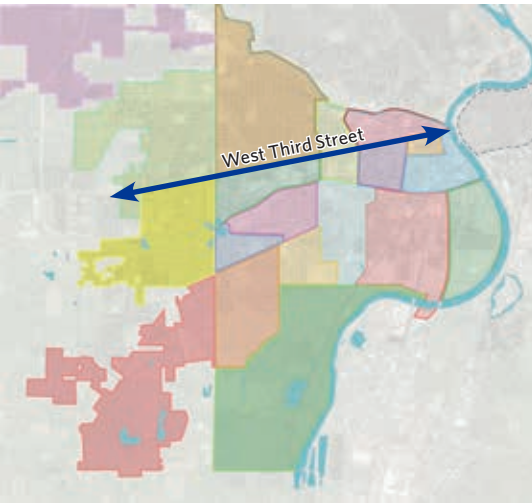
Previously Planned Concepts and Improvements

- Wright Company Factory Site redevelopment; including the West Library Master Plan at Abbey Avenue and U.S. 35
- Gateways at West Third and Gettysburg Avenue, Third and Abbey, Third and Cowart, and Third and Wright Dunbar neighborhood.
- Incremental improvements to the Third Street businesses, streetscaping improvements along Third Street and supporting improvements of institutions along the corridor such as the Mt. Enon Baptist Church community.

- Mixed-use development opportunities and business district adaptive reuse opportunities on Third Street between Paul Laurence Dunbar Street and S Edwin C. Moses Boulevard

Additional Planned Improvements

- Revised Wright Company Factory Site including maker space development and pedestrian trail which connects with Delphos Avenue
- Westtown Shopping center master plan
- Strategic and targeted streetscape and gateway improvements along West Third Street



Key plan



Streetscape Improvements at West Third Street and Trenton Street



Streetscape Improvements near Mt. Enon Baptist Church

Greater Wright Dunbar

Wright Dunbar is one of the 19 residential neighborhoods in West Dayton. In the late 19th century, Orville and Wilbur Wright’s early adult years were spent in this commercial core. A lifelong friend of the Wright Brothers, Paul Laurence Dunbar, who is one of the first influential Black poets in American literature, worked as the editor of the Dayton Tattler, a Black newspaper published by Orville Wright. Together, their namesake carries the historic Wright Dunbar neighborhood. Over the past decade, there has been successful revitalization within the historic West Third Corridor adjacent to Wright Dunbar and Wolf Creek. Beautiful buildings from the turn of the century remain alongside rehabilitated and well-de-

signed new housing . Investment by both the public and private sectors continues to give hope and build confidence that the area will continue to capitalize on the energy overflowing from downtown. Additionally, these strong market forces can be shaped to help catalyze additional efforts in the Wolf Creek and Five Points neighborhoods.

Positives

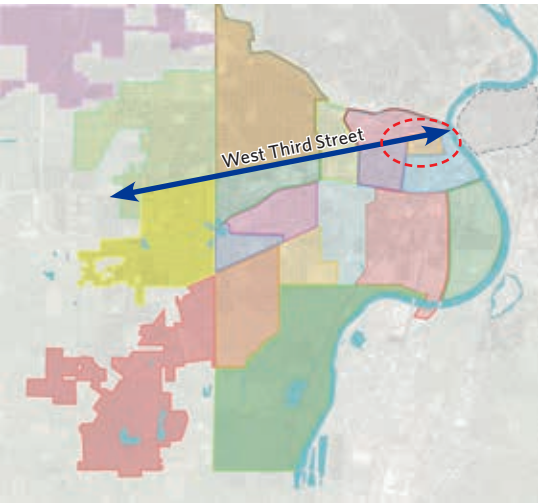
- Between Broadway and Shannon Streets nearly all the commercial and residential space has been successfully leased
- There are planning initiatives springing from successful revitalization efforts including: Wright Dunbar’s Neighborhood Phase 3 Plan and visioning/planning for development of the adjacent Wolf Creek and Five Points neighborhoods.

Remaining Challenges

- Vacancies remain even in the successful West Third Corridor adjacent to Wright Dunbar
- There is a community confidence gap that exists between Wright Dunbar residents/stakeholders and the outside community

Going Forward

- The successes of the West Third Corridor should be used as a catalyst to enact successful revitalization to adjacent neighborhoods and new mixed-use development along the corridor
- The historical significance of the neighborhood should continue to be celebrated while leveraging it for a future vision for a growing greater Wright Dunbar community.



Key plan



The pedestrian environment in Wright Dunbar



Facade and streetscaping improvements along West Third Street adjacent to Wright Dunbar Village



Wright Company Factory Site

The Wright Company Factory site currently exists as the vacant Wright Company Factory buildings surrounded by vacant land. Revitalization plans are underway in the form of the renovation and reuse of the Wright Company Factory site, the construction of the West Dayton Branch Library, the development of multiple connecting gateways at the three major points of the site and other future development. Together they represent an emerging vision for a vibrant, new West Dayton center.

Wright Company Factory Site

- Renovation and reuse of the existing Wright Company Factory site as a museum
 - 2 buildings for exhibition space
 - 1 building for storage/maintenance
- Adjacent visitor parking

West Dayton Branch Library

- The position of the library on the southern end of the site will give it good visibility from U.S. 35.
- The front entrance would be on Inland Street which shares a plaza space with the renovated Wright Company Factory museum

Other Development

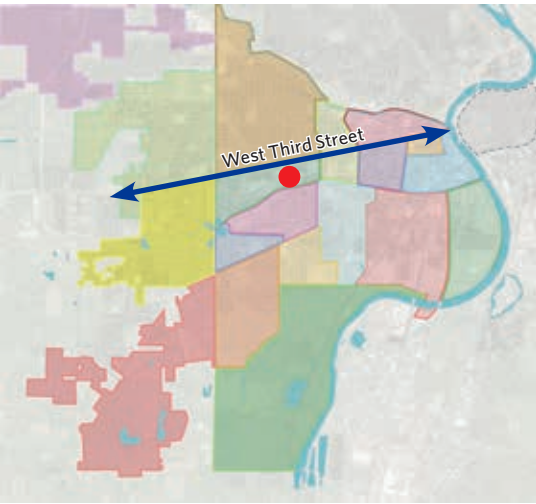
- CSX to vacate rail right-of-way to allow for internal streets and trails
- A flexible internal public plaza with the potential for hosting events
- Light industrial maker-space buildings for innovation and production
- Internal parking lot



Gateway at U.S. 35 and Abbey Avenue



Pedestrian and cyclist improvements at Frontage Street



Key plan



Plan of proposed library site

SEQUENCING

- City acquires Wright Company Factory site
- City develops connecting infrastructure for new site and its edges
- City develops Library site
- City acquires and develops the CSX R.O.W.
- Private development of parcels surrounding plaza
- City develops park
- Private development of light industrial



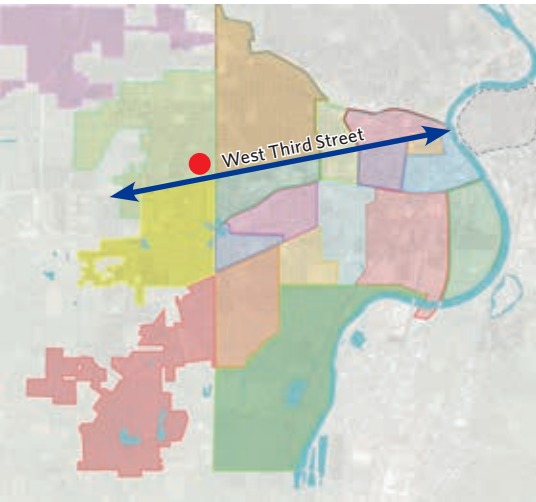
View of Wright Company Factory site looking southeast

Westtown Center, Gettysburg Avenue & the Dayton VA Campus

The Westtown Shopping Center is a 1950's era suburban shopping center located on West Third Street in West Dayton. It is the major commercial center in West Dayton and continues to demonstrate economic sustainability. However, with the recent departure of Aldi as an anchor tenant, the center needs to attract a new anchor as well as other potential new tenants. The center is dated and does not effectively take advantage of its site and represents an opportunity to create a fresh contemporary look and image for West Dayton.

Challenges (what we heard)

- People speed along the drive aisles
- Parking is too far from the front doors of stores
- People from the Dayton VA Campus may not patronize the businesses at Westtown because of the outdated and unattractive appearance of the center
- There are limited places to eat
- The buildings are tired and not up to modern standards



Key plan

Proposed Improvements

- The city must use leverage to incentivize the owner to make improvements at every step.
- An infrastructure capital project should be planned in the 0 to 5-year time frame for West Third Street in front of Westtown to coincide with a refresh of the center to maximize the positive impact for West Dayton.

Neighborhood Context

- Gettysburg Avenue currently has healthier commercial activity than other parts of West Dayton
- Across Third Street is the Dayton VA Campus. However, the connectivity is poor.
- Sidewalks and streetscape improvements are necessary to integrate the site to Gettysburg Avenue and the Dayton VA Campus



View of existing conditions looking northwest



View of proposed improvements looking northwest



Plan of proposed improvements

THE INFRASTRUCTURE CAPITAL PROJECT SHOULD

- Road diet from 5 lanes to a maximum of 4
- New streetscape (wider sidewalks, planting, pedestrian lighting)
- Remove, reduce and relocate overhead utilities to the rear of the center with other utilities where possible
- Include the new street in the improvements

THE OWNER SHOULD

- Reorganize the parking lot and sidewalk to improve the pedestrian experience
- Make facade improvements for the tenants

THE CITY SHOULD

- Provide direction and facilitate a better connection between Westtown Transit Hub and the Shopping Center
- Permit the owner to create new outparcels with a reduced parking ratio



View of proposed Westtown improvements looking northwest

URBAN DESIGN ASSOCIATES

GERMANTOWN STREET CORRIDOR

Germantown, once a vital residential and neighborhood commercial street, has lost much of its continuity and vibrancy. Restoring an active West Dayton sense of place to the corridor is critical.

INTRODUCTION

Historically, the Germantown corridor was predominantly residential in character. During the 20th century, it was home to a number of manufacturing uses which mostly have been demolished and await redevelopment. Germantown’s purpose shifted after the opening of U.S. 35, resulting in significant disinvestment. Large swaths of vacant land and dis-invested structures sit adjacent to new multifamily housing developments and stable residential and commercial uses.

The strategy for Germantown includes applying the city’s recently adopted Transportation Plan and Livable Streets Policy and filling gaps

in the tree canopy (both within the right-of-way and on private parcels). Strong partnerships with anchor institutions will help improve the aesthetics of gateways.

Portions of the corridor have significant vacancies. These vacancies, including both small and large sites, are poised for redevelopment. Strategic property assembly and land banking opportunities are critical implementation tools.

Germantown Street between Stewart and Iola contains a few successful businesses and vacant commercial structures that could be brought back into the productive landscape. A street-scaping project could further improve this area. Street-scaping should address traffic calming and walkability through the use of parking bump outs, wider sidewalks, and more street trees.

Financial incentives to fund housing repairs along with strategic demolition would greatly benefit this highly visible area while supporting more stable single-family residential areas just west of this commercial node.

Challenges

- Disinvestment, vacancy and lack of connectivity
- Lack of community services

Prominent Features

- DeSoto Bass
- Mallory Park
- Wogoman School



West Dayton Plans and Projects Many projects, shown above, have been planned along Germantown Street prior to UDA involvement. West Dayton has planned Transformation Plan activities and Action Funding along Germantown. There are also plans for rehabilitating existing vacancies along Germantown, as well as the adding of multi-family housing.



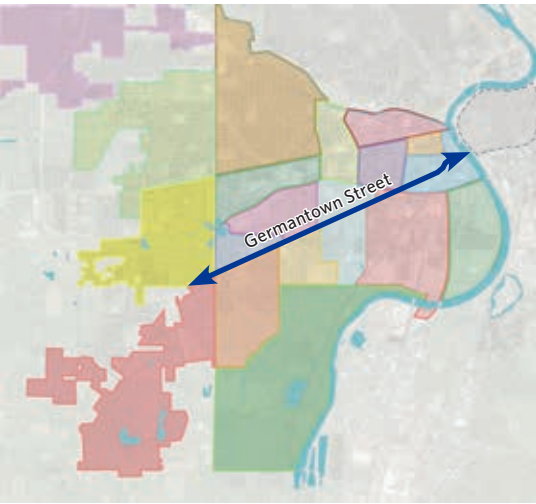
View of DeSoto Bass looking southeast



Existing conditions at DeSoto Bass



Proposed Germantown section



Key plan

Previously Planned Concepts and Improvements

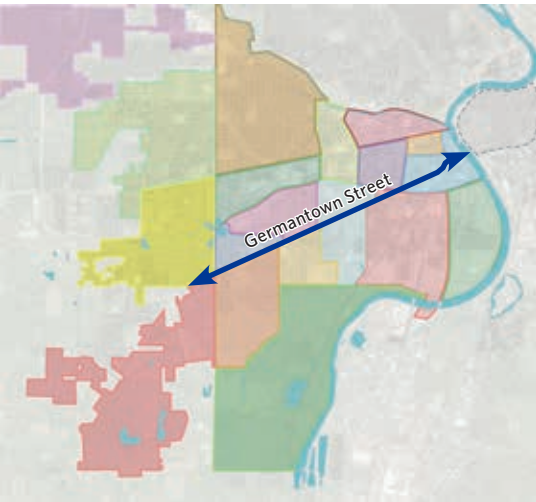
- Germantown & Broadway Gateway: landscaping, murals, LED lighting, multi-family residential, identification and public art
- Creation of a town center at the intersection of James H. McGee and Germantown
- Germantown from Paul Laurence Dunbar to Randolph: landscaping, 2 murals
- Germantown from Randolph to Iola: business facade improvements, mural, strategic acquisition and demolition, addition of a potential kitchen incubator, laundromat, and Greater Edgemont Neighborhood Community Coalition Solar Garden
- Pineview Neighborhood planning process (underway)
- Redevelopment of Madden Hills Library

Site

- Day-Mont site revitalization
- Creation of a road diet on Germantown that would include bike lanes
- Opportunity to create a new place-based gateway at the intersection of Fitch, Germantown and Washington Streets

Additional Planned Improvements

- McGee Town Center Plan Revision
- Street trees at Germantown, Lakeview, and Mt. Clair



Key plan



Proposed Townhouses at Germantown Street and Washington Street



Proposed Townhouses at Germantown Street and Broadway Street

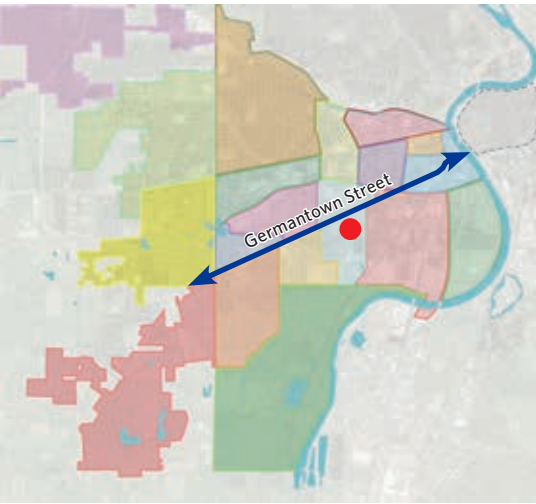
James H. McGee Town Center

The proposed James H. McGee Town Center is located at the intersection of Germantown Street and James H. McGee Boulevard. It is envisioned to be a centerpiece for a larger mixed-use McGee Center that would straddle both sides of U.S.35. Plans to revitalize the De Soto Bass housing community present an opportunity to realign Danner Avenue with James H. McGee. The new town center would provide retail services and employment opportunities to the community. Walkable retail, restaurants, and services are most appropriate on the southern side of Germantown, while the north side presents opportunities for employment, office, medical, and light warehousing uses.

Challenges

- Disinvestment in the area has left West Dayton without necessary services

- Growing demand for services generated through mixed-income housing
- What the Town Center will Provide**
 - A gateway to a newly imagined DeSoto Bass site
 - A unique sense of place and character along Germantown
 - Public open space
 - A pedestrian friendly environment a short walk from mixed income residences
 - Services currently lacking in West Dayton such as:
 - Food and beverage (restaurants, restaurant incubators, etc.)
 - Services (pediatric health care, day care, job placement, etc.)
 - Employment uses (office, medical, light manufacturing and warehousing)



Key plan



James H. McGee Boulevard and Germantown Street



JAMES H. MCGEE TOWN CENTER CONCEPT PLAN

- A SINGLE FAMILY RESIDENTIAL
- B SENIOR LIVING COMMUNITY
- C MIXED-USE BUILDING
- D TOWNHOUSES
- E OPEN SPACE
- F POTENTIAL DEVELOPMENT SITES
- G PARKING
- H FUTURE DEVELOPMENT
- I PEDESTRIAN BOULEVARD PARK
- J HOMEOWNERSHIP



REVISED CONCEPT PLAN

- STUDY AREA
- CIVIC
- OFFICE
- RETAIL
- MULTI-FAMILY



Townhouses at Miami Chapel Town Center



View looking south down James H. McGee Boulevard at the proposed town center

PARKWAYS, TRAILS, AND PARKS

A network of open space exists in West Dayton but lacks planned connections. A well connected regional system of open spaces will add value and a greater quality of life to West Dayton.

OLMSTED'S VISION

Dayton, like many other American cities of the 20th century, was influenced by the work of the Olmsted brothers. The system, shown on the right, connected parks, rivers, and neighborhoods with green corridors and parkways.

Fulfilling the Vision

While Olmsted's plan was only partially implemented, the vision is to achieve a similar level of connectivity. The plan relies on using the Miami River, Mad River, and Wolf Creek as natural corridors. Parkway supplement these natural corridors and are manifest in the following three streets today.

- James H. McGee Boulevard
- Edwin C. Moses Boulevard
- U.S. 35

An Urban Preserve

All proposed green spaces are unlikely to be manicured, active, and highly programmed due to the economics of building and maintaining such a system. The system is envisioned as a preserve, or a return to a natural landscape. The following is a proposed list of uses and landscapes.

- Forest Preserve
- Prairie Preserve
- Parks (where they already exist)

- Urban Agriculture
- Trails and Pathways
- Memorial Parks and Cemeteries
- Solar Farms
- Gardens
- Wetlands and Natural Stormwater

Connecting Open Spaces

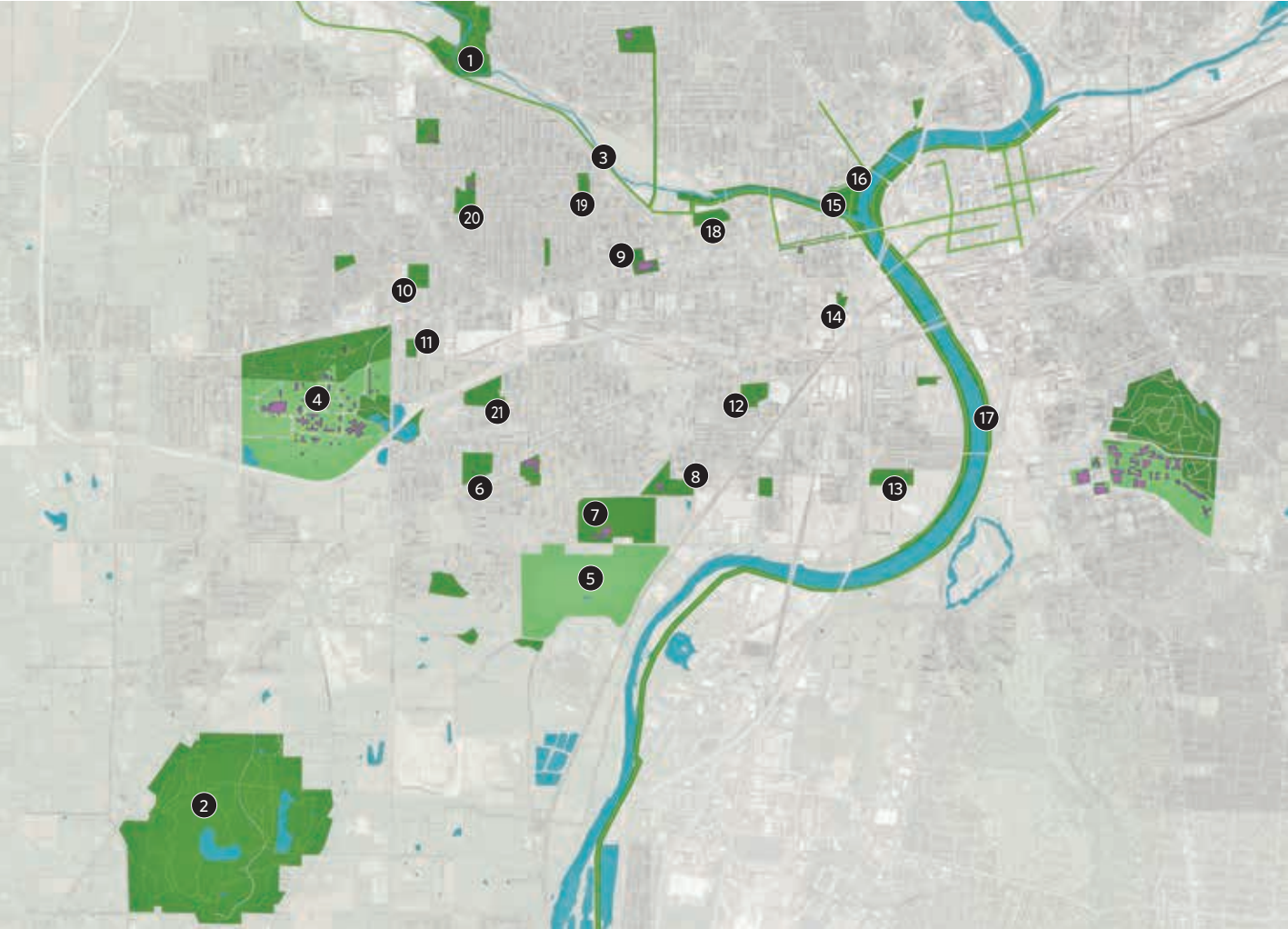
The following page illustrates the existing open space network and the system of trails that connects them. Streetscape improvements, trail extensions, and new corridors should be conceived of comprehensively so that they link existing open spaces and key development sites in the neighborhood. The proposed connections on the following page add value to both existing and proposed development.



Forest Preserve



Connecting Open Spaces



EXISTING OPEN SPACE & TRAILS

- | | | |
|---------------------------------------|---------------------------------|-----------------------------------|
| 1 WESLEYAN METRO PARK | 8 LOUISE TROY ELEMENTARY SCHOOL | 15 RIVERVIEW PARK |
| 2 POSSUM, CREEK METRO PARK | 9 DAYTON BOYS PREP ACADEMY | 16 SUNRISE PARK |
| 3 WOLF CREEK PARK/TRAIL | 10 GETTYSBURG PARK | 17 GREAT MIAMI RECREATIONAL TRAIL |
| 4 THE VA'S NATIONAL MILITARY CEMETERY | 11 ARLINGTON HILLS PARK | 18 JOAN HIERS PARK |
| 5 MADDEN GOLF COURSE | 12 BURKHAM CENTER PARK | 19 MCNARY PARK |
| 6 MALLORY PARK | 13 WELCOME PARK | 20 WESTWOOD PARK |
| 7 PAUL LAURENCE DUNBAR HIGH SCHOOL | 14 LINDEN PLAYGROUND | 21 MCCABE PARK |



PROPOSED CONNECTIONS

- | | | |
|-------------------------------|---|--|
| 1 GERMANTOWN STREET | 5 JAMES H. MCGEE BLVD./DANNER STREET TO NICHOLAS ROAD | 9 MCARTHUR STREET |
| 2 WEST THIRD STREET | 6 BROOKLYN AVENUE | 10 TRAIL FROM WESLEYAN PARK TO WRIGHT FACTORY SITE |
| 3 WOLF CREEK TRAIL EXTENSION | 7 ABBEY AVENUE | 11 TRAIL FROM WRIGHT FACTORY SITE TO PRESERVE |
| 4 GREAT MIAMI TRAIL EXTENSION | 8 DEARBORN AVENUE | 12 GETTYSBURG AVENUE |

Lakeside/McCabe Preserve

CONTEXT

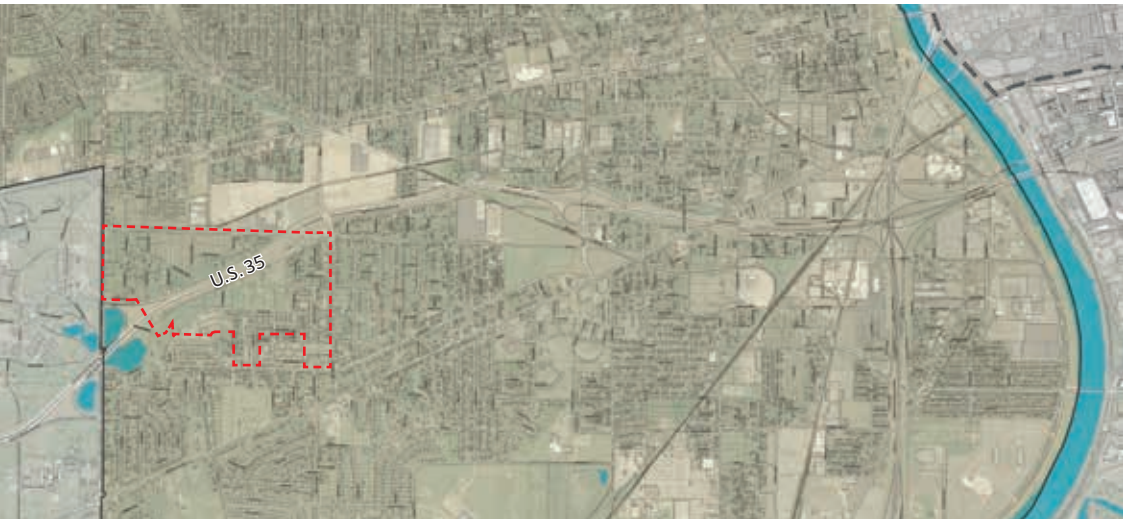
This area, which surrounds U.S. 35, is the key connection between the Wright Company Site and the VA. The proposed Lakeside/McCabe Preserve will be created when the existing Hilltop Home Apartments close and are removed and when the VA potentially expands the National Military Cemetery. McCabe Park, with many large existing trees, will remain as the focal point of the preserve. The surrounding area can slowly be transformed into a natural park and open space.

Challenges

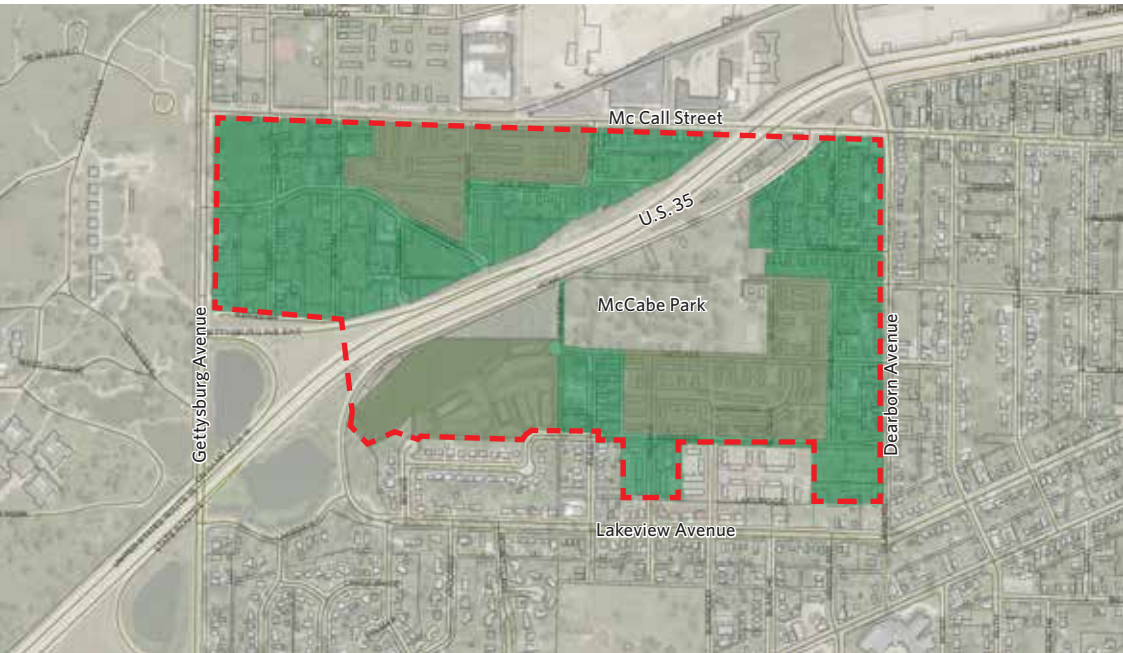
- While Hilltop Homes will be closed and removed, several other properties will still remain

Benefits

- Connects to a larger parkway system, connecting the VA, Lakeview, and Wright Factory site
- Continues the momentum carried out by the restoration of Lakeside Lake at the end of Lakeview Avenue
- Reduces the amount of infrastructure that the city is required to maintain
- Fulfills the original Olmsted vision of creating a green corridor in this area



Key plan



Existing conditions



Proposed plan for the Preserve

- STUDY AREA
- GDPM PROPERTIES OR EXISTING BLOCKS OF VACANCY
- PROPERTIES THAT REQUIRE ACQUISITION

- MEADOW
- STUDY AREA
- 1 NATIONAL MILITARY CEMETERY EXPANSION
- 2 MCCABE PARK TO REMAIN
- 3 ENTRY MARKERS



View of the Preserve looking southeast

COMMUNITY FEEDBACK

Public engagement is a critical part of Dayton’s place and asset-based development strategy. Similarly, UDA created a community feedback session that served as a “check-in” to review these vision concepts.

OVERALL COMMENTS

General

- Infill vacant lots especially church sites
- Desire for more cafes
- West Dayton needs more jobs that pay a living wage

Lighting

- West Dayton lacks sufficient and decorative lighting
- Add lighting at Adelite Avenue and Home Avenue

Housing

- Facilitate more market-rate housing product
- No more LIHTC and Section 8 Housing
- Focus on garden homes on small lots & align with new market demand
- Focus on accessible, active adult, and senior housing

Wright Dunbar

- Needs an updated Master Plan

Specific Neighborhoods

- Roosevelt, McFarland, Westwood, Residence Park, and Wolf Creek would like to be more engaged in the process

THE WEST THIRD STREET HERITAGE CORRIDOR

General

- Capture and harness the potential energy of local Dayton institutions (such as Central State University, Wright State University, Sinclair College and University of Dayton) in key locations

Westtown Center, Gettysburg & the Dayton VA Campus

- Create a pedestrian promenade through the center of the site
- Utilize solar as an energy source
- Provide patio space for outdoor dining
- Create indoor and outdoor amenities
- Recruit businesses, like a sandwich shop
- Current facades need revitalization
- Create design standards for new parcels and existing building facades

Wright Company Factory Site

- Dayton Metro Library’s system wide re-build provides good architectural precedent for the new library
- All green spaces should be open, safe well-designed, and attractively lit
- Commercial/retail desired here
- Improvements to Adelite Avenue supports the reunification goals
- U.S. 35 intersection is dangerous
- Include more RTA stops around the site

THE GERMANTOWN STREET CORRIDOR

James H. McGee Town Center

- Create spaces for young adults
- Both the northside development in Cincinnati and the Oregon District are good precedents
- Desire for a bank
- Neighborhood scale/oriented commercial
- Create green and sustainable spaces
- Reduce speeding in the area by applying Transportation Plan and Livable Streets principles
- Integrate public transportation connections
- Desire for a skate park
- Create a training plan for those moving out of DeSoto Bass
 - Co-ops
 - Non-profits
 - Meeting/Community spaces
 - Job Centers
 - Small markets for fresh food
 - Simple and affordable restaurants
 - Gym spaces and yoga spaces
 - Organized labor union space

PARKWAYS, TRAILS, & PARKS

General

- Desire for more open space

McCabe Park

- Keep trees at McCabe Park
- Create an entrance for McCabe Park
- Broadway Street from Wolf Creek to Germantown Street is blighted, uninviting, and full of wildlife

U.S. 35

- Desire to keep U.S. 35 pristine, pastoral, and free of visual clutter



Discussing concepts for the Wright Factory site



Community Feedback

IMPLEMENTATION

Building partnerships, leveraging Downtown market forces to pull investment into West Dayton, and prioritizing stabilization efforts.

POLICY OBJECTIVES

Invest along highly visible corridors and build on the edges of economic viability

Dayton's place and asset-based investment strategy fundamentally builds on strengths. New investment must be clustered at the edge of other economically viable investments. Revitalization will likely extend from the parts of West Dayton adjacent to downtown. At the same time, there are nodes of viability along West Third and Germantown, which represent opportunities for targeted investment that will start to close gaps and work westward.

Invest in experimental, connected open space as an equity and revitalization tool

Investments that create notable open space serve a dual purpose, making them an effective and adaptive use of public funds. Connected open spaces (trails, large regional parks, and greenways) provide measurable health and lifestyle benefits for existing residents, while providing amenities that attract new residents. National examples in markets comparable to Dayton have proven that these investments result in revitalization over time.

Prioritize mechanisms that invest in people in the neighborhood

Whenever possible public and private dollars should be directed to high-risk, high-impact investments that directly improve West Dayton residents' access to opportunity. These investments may range from fast-tracking the new West Dayton Metro Library to providing loans and support to neighborhood businesses.

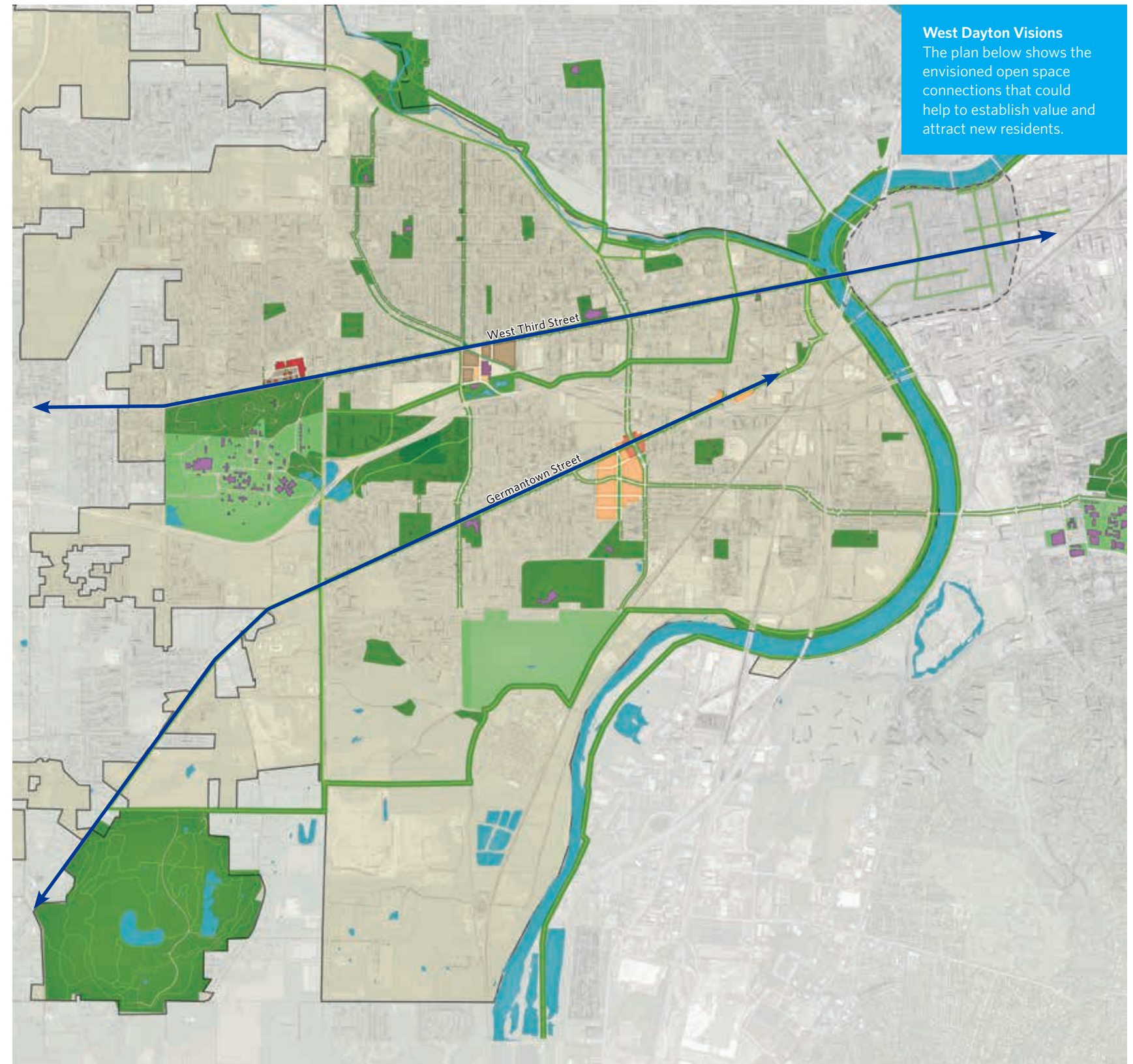
PRIORITIZATION

Implementation of initiatives must address the geographic expanse of the West Dayton area, and the scarcity of funding. Priority projects should be clustered together along highly visible corridors (portions of West Third and Germantown Street) to ensure that maximum impact is leveraged. The following priorities should direct investment:

1. Secure property and partnerships to execute the NAHA and West Dayton Branch Library reuse of the historic Wright Factory site
2. Focus Transportation Alternative (TA) improvements along West Third and Germantown in the first 1/3 of the corridors outside of Downtown, and in front of Westown Shopping Center
3. Leverage public dollars to incentivize the revitalization of Westown Shopping Center through street improvements and public-private agreements
4. Secure the former rail right-of-way to create a future greenway connection from Wright Factory to Wesleyan Metro Park.

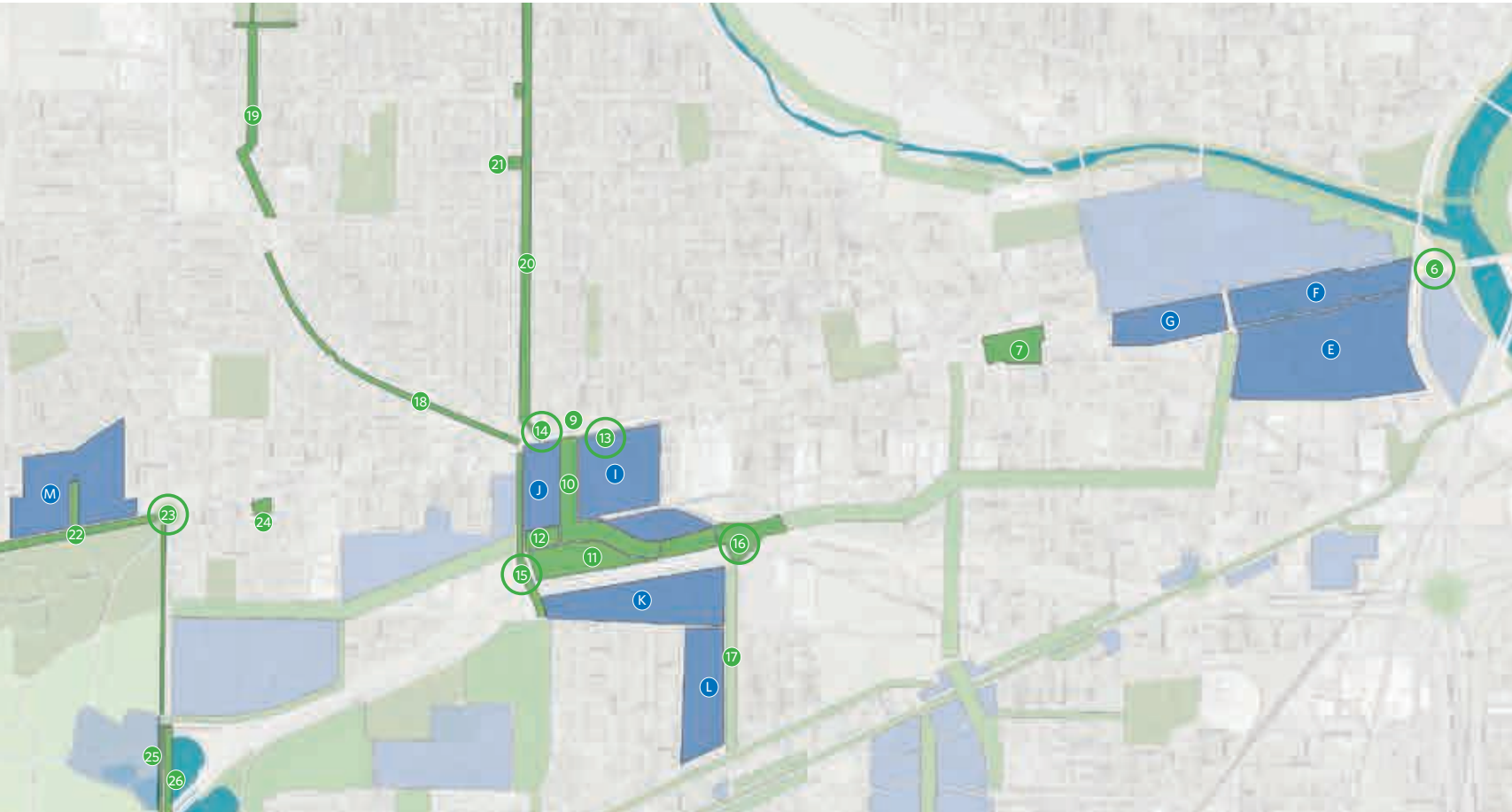
NEXT STEPS

Spend time socializing the plan with additional community organizations, stakeholders, special interest groups, and elected and appointed officials. Once it has broad-based support, this vision plan should be taken through the Planning Board and City Commission Approval Process and formally adopted.



West Third Street Heritage Corridor

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE
WOLF CREEK & RIVERFRONT	Wright Dunbar neighborhood Phase 3	—	3-5 Years	—
	Business district adaptive reuse opportunities	Developer TBD	3-5 Years	Developer TBD
	New mixed-use development opportunities	Developer TBD	5-10 Years	Developer TBD
	West Third Street gateway at Wright Dunbar	City	5-10 Years	—
	Improvements to W. Third Street at Mount Enon	City	5-10 Years	—
WRIGHT COMPANY FACTORY SITE	National Park Service (NPS) development of Old Factory	NPS	3-5 Years	NPS
	Corner of Third & Abbey privately developed	Developer TBD	5-10 Years	SWAG
	Land bank for future office development	Montgomery County Land Bank	10-15 Years	Montgomery County Land Bank
	Acquire land to develop cottages	Montgomery County Land Bank	5-10 Years	Montgomery County Land Bank
	City acquisition of Wright Company Factory site	City	0-3 Years	—
	City development of infrastructure for new site	City	3-5 Years	—
	City development of library site	City	5-10 Years	—
	City acquisition and conversion of railroad R.O.W.	City	5-10 Years	—
	Gateway at Third Street and Cowart Avenue	City	3-5 Years	—
	Delphos Avenue becomes park from Brooklyn to Third (Gateway)	City	5-10 Years	—
	Abbey Avenue streetscape improvements from Third to McCall	City	3-5 Years	SWAG/CE
	Improve pedestrian/bicycle connectivity at Adelite Avenue	City	0-3 Years	TA/COD
	Adelite Avenue improvements from Home to Germantown	City	3-5 Years	—
	Acquire railroad R.O.W for Delphos Avenue trail connection	City	3-5 Years	—
	Trail connection from Wesley Park to Wesleyan Metropark	City	5-10 Years	—
WESTOWN CENTER & GETTYSBURG	Brooklyn Avenue improvements from Delphos to James H. McGee	City	5-10 Years	—
	Create pocket parks along Brooklyn Avenue	City	5-10 Years	—
	Plaza, outparcels, and facade improvements at Westown	Westown Owner	3-5 Years	Westown Owner
	Third Street streetscape improvements at Westown	City	0-3 Years	—
	Gateway at Third Street and Gettysburg Avenue	City	3-5 Years	—
	Third Street trees, verge, and landscaping at Trenton Street	City	0-3 Years	—
	Sidewalk on west side of Gettysburg Avenue (multiple phases)	City	5-10 Years	—
	Underpass and bridge lighting at U.S. 35 & Gettysburg Avenue	City	0-3 Years	TA



- INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS
- INITIATIVES TO BE IMPLEMENTED BY THE CITY

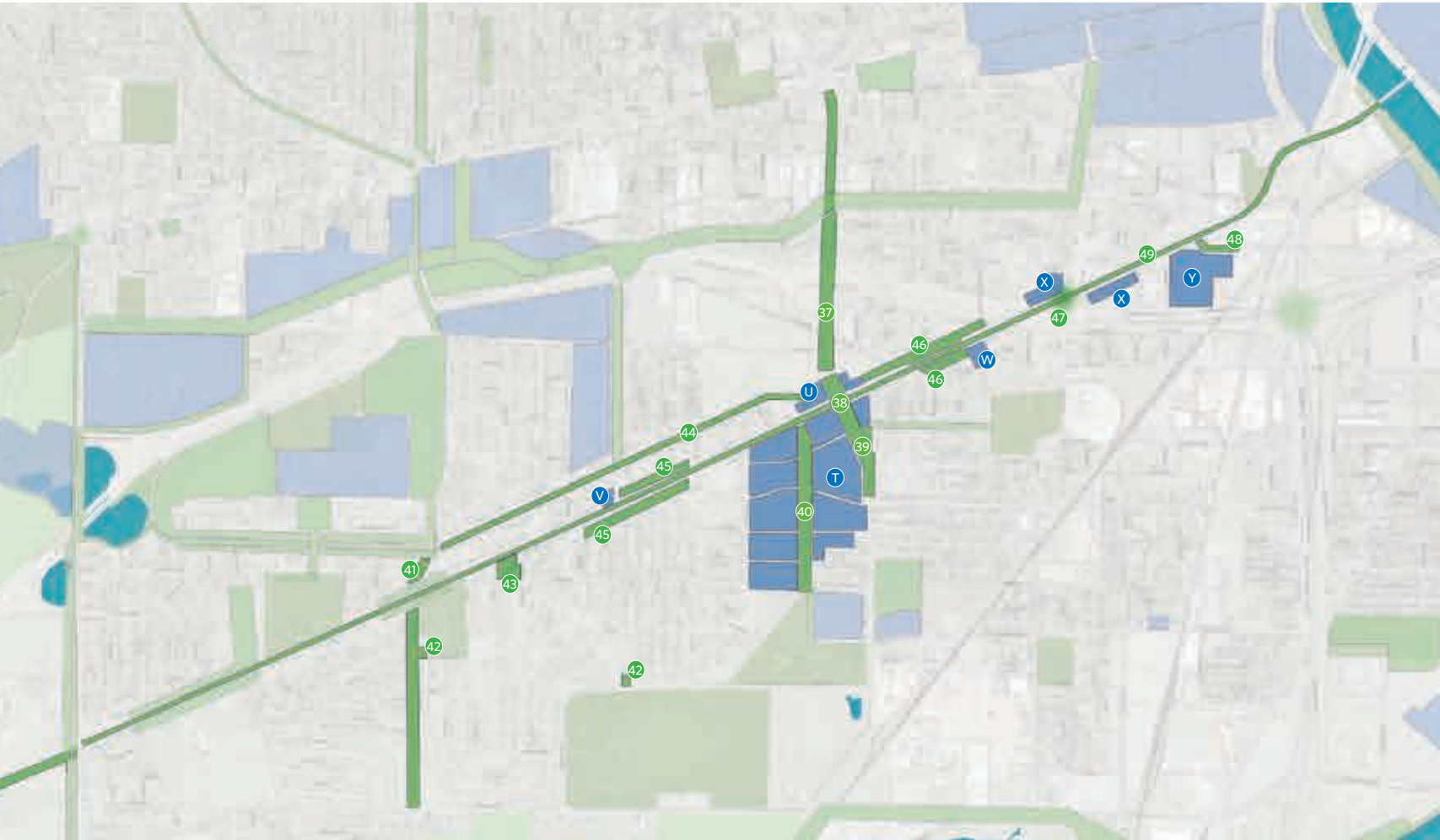
- WOLF CREEK & RIVERFRONT
- E WRIGHT DUNBAR NEIGHBORHOOD PHASE 3
 - F BUSINESS DISTRICT ADAPTIVE REUSE OPPORTUNITIES
 - G NEW MIXED-USE DEVELOPMENT OPPORTUNITIES
 - 6 WEST THIRD STREET GATEWAY AT WRIGHT DUNBAR
 - 7 IMPROVEMENTS TO WEST THIRD STREET AT MOUNT ENON

- WRIGHT COMPANY FACTORY SITE
- I NATIONAL PARK SERVICE DEVELOPMENT OF OLD FACTORY
 - J CORNER OF THIRD & ABBEY PRIVATELY DEVELOPED
 - K LAND BANK FOR FUTURE OFFICE DEVELOPMENT
 - L ACQUIRE LAND TO DEVELOP COTTAGES
 - 9 CITY ACQUISITION OF WRIGHT COMPANY FACTORY SITE
 - 10 CITY DEVELOPMENT OF INFRASTRUCTURE FOR NEW SITE
 - 11 CITY DEVELOPMENT OF LIBRARY SITE
 - 12 CITY ACQUISITION AND CONVERSION OF RAILROAD R.O.W.
 - 13 GATEWAY AT THIRD STREET & COWART AVENUE
 - 14 DELPHOS AVENUE BECOMES PARK FROM BROOKLYN TO THIRD (GATEWAY)
 - 15 ABBEY AVENUE STREETScape IMPROVEMENTS FROM THIRD TO MCCALL
 - 16 IMPROVE PEDESTRIAN/BICYCLE CONNECTIVITY AT ADELITE AVENUE

- WRIGHT COMPANY FACTORY SITE
- 17 ADELITE AVENUE IMPROVEMENTS FROM HOME TO GERMANTOWN
 - 18 ACQUIRE RAILROAD R.O.W FOR DELPHOS AVENUE TRAIL CONNECTION
 - 19 TRAIL CONNECTION FROM WESLEY PARK TO WESLEYAN METROPARK
 - 20 BROOKLYN AVENUE IMPROVEMENTS FROM DELPHOS TO JAMES H. MCGEE
 - 21 CREATE POCKET PARKS ALONG BROOKLYN AVENUE
- WESTOWN CENTER & GETTYSBURG
- M PLAZA, OUTPARCELS, & FACADE IMPROVEMENTS AT WESTOWN
 - 22 THIRD STREET STREETScape IMPROVEMENTS AT WESTOWN
 - 23 GATEWAY AT THIRD STREET & GETTYSBURG AVENUE
 - 24 THIRD STREET STREET TREES, VERGE, & LANDSCAPING AT TRENTON STREET
 - 25 SIDEWALK ON WEST SIDE OF GETTYSBURG AVENUE (MULTIPLE PHASES)
 - 26 UNDERPASS & BRIDGE LIGHTING AT U.S. 35 & GETTYSBURG AVENUE

Germantown Corridor

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE
GERMANTOWN STREET CORRIDOR	Acquire property and develop kitchen incubator	Developer TBD	10-15 Years	TA/COD
	Day-Mont building renovation & reuse	Developer TBD	5-10 Years	Developer TBD
	New townhouses	Developer TBD	3-5 Years	Developer TBD
	Acquire and develop public market	Developer TBD	10-15 Years	Developer TBD
	Parcel acquisition and realignment of Mcarthur and Dearborn	City	5-10 Years	—
	Two neighborhood identity signs	City	3-5 Years	—
	Redevelop Madden Hills Library Branch Site	City	5-10 Years	—
	Lakeview Avenue bike lane (Lakeside Drive to Germantown Street)	City	3-5 Years	TA/CMAQ/COD
	Acquire & renovate properties at Germantown Street (AF #4)	City	0-3 Years	—
	Landscaping along Germantown Street (AF #3)	City	0-3 Years	—
	Acquire property and demo, lighting, and landscaping (AF #1)	City	0-3 Years	—
	Align Washington Street with Fitch Street at Germantown Street	City	5-10 Years	TA/COD
	Germantown Street Bike Lane (Edwin Moses to James McGee)	City	3-5 Years	—
JAMES H. MCGEE TOWN CENTER	Redevelopment of Desoto Bass property	GDPM	5-10 Years	GDPM
	Development of Town Center north of Germantown Street	Developer TBD	5-10 Years	TA/COD
	McGee Streetscape improvements (Third to Germantown)	City	5-10 Years	TA/COD
	Plaza & Crosswalk at Germantown and McGee	City	0-3 Years	TA/COD
	Realign James H. McGee TO Danner Street	City	3-5 Years	STP
	New boulevard at new housing at DeSoto Bass	City	3-5 Years	TA/SRTS



- INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS
- INITIATIVES TO BE IMPLEMENTED BY THE CITY

- GERMANTOWN STREET CORRIDOR
- V

ACQUIRE PROPERTY & DEVELOP KITCHEN INCUBATOR
- W

DAY-MONT BUILDING RENOVATION & REUSE
- X

NEW TOWNHOUSES
- Y

ACQUIRE & DEVELOP PUBLIC MARKET
- 41

PARCEL ACQUISITION & REALIGNMENT OF MCARTHUR & DEARBORN
- 42

TWO NEIGHBORHOOD IDENTITY SIGNS
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REDEVELOP MADDEN HILLS LIBRARY BRANCH SITE

- GERMANTOWN STREET CORRIDOR
- 44

LAKEVIEW AVENUE BIKE LANE (LAKESIDE DR. TO GERMANTOWN STREET)
- 45

ACQUIRE & RENOVATE PROPERTIES AT GERMANTOWN STREET (AF #4)
- 46

LANDSCAPING ALONG GERMANTOWN STREET (AF #3)
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ACQUIRE PROPERTY & DEMO, LIGHTING, & LANDSCAPING (AF #1)
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ALIGN WASHINGTON STREET WITH FITCH STREET AT GERMANTOWN STREET
- 49

GERMANTOWN STREET BIKE LANE (EDWIN MOSES TO JAMES MCGEE)

- JAMES H. MCGEE TOWN CENTER
- T

REDEVELOPMENT OF DESOTO BASS PROPERTY
- U

DEVELOPMENT OF TOWN CENTER NORTH OF GERMANTOWN STREET
- 37

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- 38

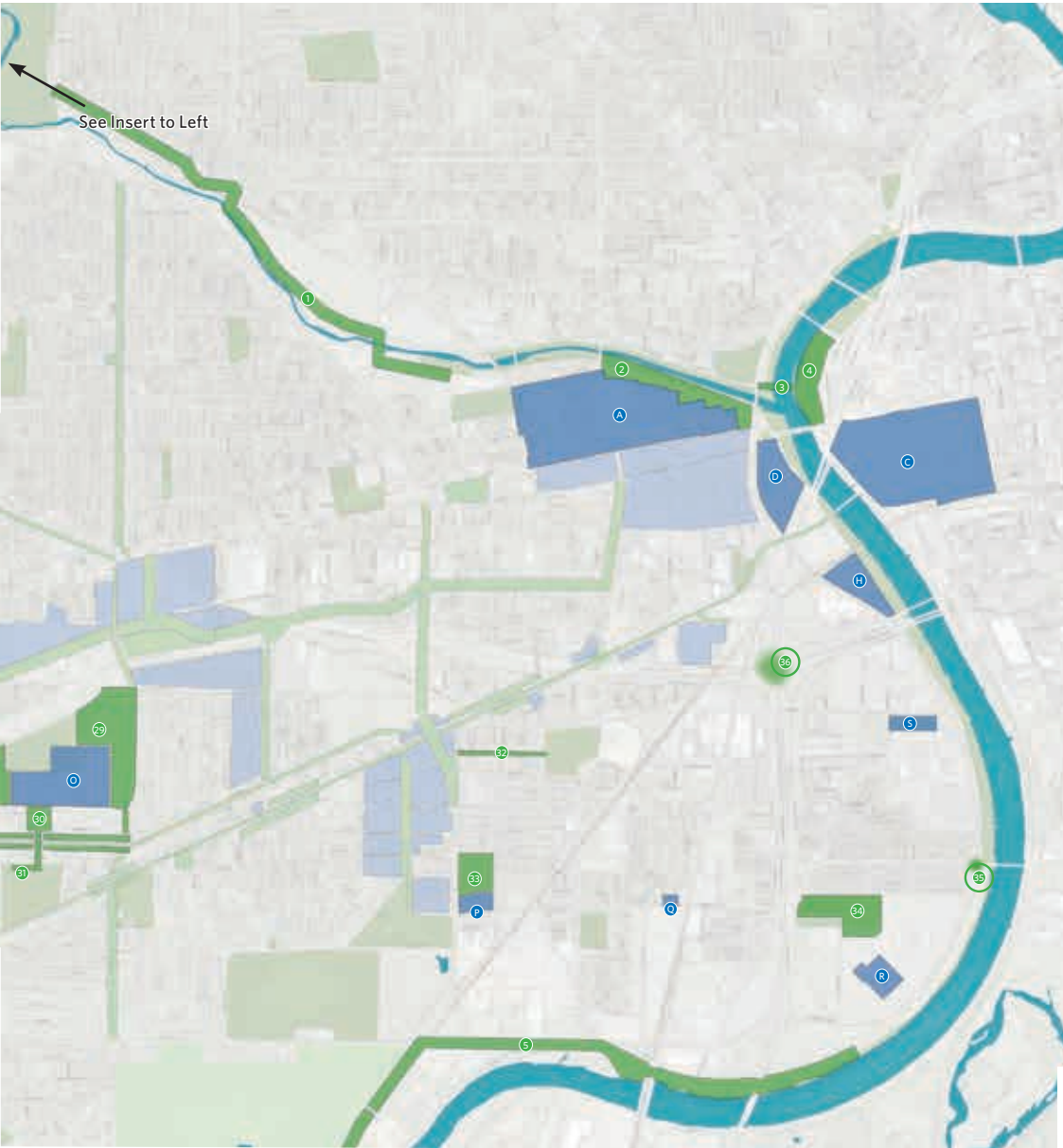
PLAZA & CROSSWALK AT GERMANTOWN & MCGEE
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REALIGN JAMES H. MCGEE TO DANNER STREET
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NEW BOULEVARD AT NEW HOUSING AT DESOTO BASS

Green Connections

PROJECT	INITIATIVE	LEAD AGENCY	TIME FRAME	FUNDING SOURCE
WOLF CREEK & RIVERFRONT	Wolf Creek neighborhood development plan	—	0-15 Years	—
	Wesleyan Metropark expansion	MetroParks	3-5 Years	MetroParks
	Sinclair Dayton Campus Master Plan East	Sinclair	3-5 Years	Sinclair
	Sinclair Dayton Campus Master Plan West & Sports Fields	Sinclair	10-15 Years	Sinclair
	New mixed-use development opportunities	Developer TBD	0-15 Years	Developer TBD
	Office redevelopment at Edwin C. Moses Boulevard	Developer TBD	3-5 Years	Developer TBD
	Extension of Wolf Creek trail (Riverfront Plan)	City	0-3 Years	—
	Move levy and create parks	City	3-5 Years	—
	New pedestrian bridge connection	City	5-10 Years	—
	Sunset park	City	5-10 Years	—
	Extension of great Miami river trail Phase 1 and 2	City	3-5 Years	—
	Third Street Heritage Corridor	City	0-15 Years	—
EDGEMONT & CARILLON	Infill Affordable Housing (LIHTC)	Montgomery County Land Bank	0-3 Years	Montgomery County Land Bank
	Acquire property for Community Coalition Solar Garden	Montgomery County Land Bank	10-15 Years	Montgomery County Land Bank
	UD Arena improvements	UD	3-5 Years	UD
	Hotel development	Developer TBD	3-5 Years	Developer TBD
	Convert Banker Street R.O.W. from vehicular to pedestrian	City	5-10 Years	—
	Strategic acquisitions and demolitions	City	0-15 Years	—
	Dayton bike park	City	0-3 Years	Funded
	Gateway at Stewart Street and Edwin C Moses Avenue	City	3-5 Years	—
LAKESIDE/MCCABE PRESERVE	75/35 interchange gateway, lighting of overpass	City	3-5 Years	—
	VA expansion including entry alignment and grotto	VA	5-10 Years	VA
	Hilltop Homes closure and conversion to preserve	GDPM	3-5 Years	GDPM
	Gateway to the Lake	City	3-5 Years	—
	Street trees at Germantown, Lakeview, and Mt. Clair	City	3-5 Years	—
	Acquisition and conversion of vacant properties to preserve	City	0-15 Years	—
	Trail from McCabe Park to Mallory Park	City	3-5 Years	MetroParks
	Two entry markers to Mallory Park	City	3-5 Years	—



- INITIATIVES TO BE IMPLEMENTED BY OTHERS PARTNERS
- INITIATIVES TO BE IMPLEMENTED BY THE CITY

WOLF CREEK & RIVERFRONT

- A

WOLF CREEK NEIGHBORHOOD DEVELOPMENT PLAN
- B

WESLEYAN METROPARK EXPANSION
- C

SINCLAIR DAYTON CAMPUS MASTER PLAN EAST
- D

SINCLAIR DAYTON CAMPUS MASTER PLAN WEST & SPORTS FIELDS
- H

OFFICE REDEVELOPMENT AT EDWIN C. MOSES BLVD.
- 1

EXTENSION OF WOLF CREEK TRAIL (RIVERFRONT PLAN)
- 2

MOVE LEVY & CREATE PARKS
- 3

NEW PEDESTRIAN BRIDGE CONNECTION
- 4

SUNSET PARK
- 5

EXTENSION OF GREAT MIAMI RIVER TRAIL PHASE 1 & 2
- 8

THIRD STREET HERITAGE CORRIDOR

EDGEMONT & CARILLON

- P

INFILL AFFORDABLE HOUSING (LIHTC)
- Q

ACQUIRE PROPERTY FOR COMMUNITY CENTER AND SOLAR GARDEN
- R

UD ARENA IMPROVEMENTS
- S

HOTEL DEVELOPMENT
- 32

CONVERT BANKER STREET R.O.W. FROM VEHICULAR TO PEDESTRIAN
- 33

STRATEGIC ACQUISITIONS AND DEMOLITIONS
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DAYTON BIKE PARK (FUNDED)
- 35

GATEWAY AT STEWART STREET & EDWIN C MOSES AVENUE
- 36

75/35 INTERCHANGE GATEWAY, LIGHTING OF OVERPASS

LAKESIDE/MCCABE PRESERVE

- N

VA EXPANSION INCLUDING ENTRY ALIGNMENT & GROTTO
- O

HILLTOP HOMES CLOSURE & CONVERSION TO PRESERVE
- 27

GATEWAY TO THE LAKE
- 28

STREET TREES AT GERMANTOWN, LAKEVIEW, & MT. CLAIR
- 29

ACQUISITION & CONVERSION OF VACANT PROPERTIES TO PRESERVE
- 30

TRAIL FROM MCCABE PARK TO MALLORY PARK
- 31

TWO ENTRY MARKERS TO MALLORY PARK